CAMBRIDGE VILLAGE ASSOCIATION INC.
Balance Sheet
As of September 30, 2025

	Sep 30, 25	
ASSETS		
Current Assets		
Checking/Savings		
Cash - Capital Improvements		
Seacoast-CDARS 3.90% 10/16/25	51,382.92	
Seacoast -CDARS 3.90% 1/15/26	52,535.30	
Seacoast Bank - Capital Improve	139,308.68	
Total Cash - Capital Improvements		243,226.90
Cash - Operating		
Seacoast-CDARS 3.90% 10/16/25	52,541.86	
Seacoast Bank-3.90% CD 11/ 1/25	54,464.12	
Seacoast Bank - Oper Acct	27,753.04	
Total Cash - Operating		134,759.02
Total Checking/Savings		377,985.92
Accounts Receivable		
Accounts Receivable		-9,678.40
Total Accounts Receivable		-9,678.40
Total Current Assets		368,307.52
TOTAL ASSETS		**368,307.52**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
Deferred Cable Rebate		41,276.81
Fund Balance - Reserve		
Beginning Reserve Balance	170,745.02	
Painting	-27,590.00	
Reserve Interest	5,128.41	
Reserve Monthly Additions	54,943.47	
Total Fund Balance - Reserve		203,226.90
Total Other Current Liabilities		244,503.71
Total Current Liabilities		244,503.71
Total Liabilities		244,503.71
Equity		
Retained Earnings		96,740.67
Net Income		27,063.14
Total Equity		123,803.81
TOTAL LIABILITIES & EQUITY		**368,307.52**

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss YTD Comparison
September 2025

	Sep 25	Jan - Sep 25
Income		
Interest Income	335.96	3,114.07
Late Fee Income	0.00	405.00
Maintenance Fee - Income	45,645.17	410,806.53
Maintenance Fee - Reserves	6,104.83	54,943.47
Other Income	0.00	4,305.00
Screening Fees Income	250.00	2,250.00
Total Income	52,335.96	475,824.07
Gross Profit	52,335.96	475,824.07
Expense		
1 OPERATING EXPENSES		
1851 Accounting	500.00	4,750.00
1852 Review/Audit CPA	0.00	6,250.00
1860 Bank Charges - Operating	182.00	1,546.00
1890 Contingency	0.00	340.00
1904 Insurance Expense	0.00	13,296.43
1911 Tax-Bureau of Condos	0.00	981.25
1913 Legal, Professional Fees	0.00	660.00
1918 Office Expense	170.00	2,366.71
1919 Clubhouse Janitorial Svc	800.00	1,450.00
1936 Clubhouse & Shuffleboard	236.24	1,041.87
1942 Social Events	0.00	346.01
1950 Screening Fees Expense	120.00	510.00
Total 1 OPERATING EXPENSES	2,008.24	33,538.27
2 BUILDING MAINTENANCE		
1930 Building Maintenance	0.00	1,046.12
Total 2 BUILDING MAINTENANCE	0.00	1,046.12
3 GROUNDS		
1923 Lawn Insecticide Perimeter	1,310.43	11,572.33
1927 Legendary Lawn	1,971.91	17,412.33
1932 Pool Heat/Supplies/Jeff	494.06	7,887.44
1934 Grounds Maint Contract	17,672.00	159,048.00
1935 Grounds Maint Materials	1,530.00	10,398.55
1937 Lake Maintenance	190.00	1,710.00
Total 3 GROUNDS	23,168.40	208,028.65
4 UTILITIES		
1941 Telephone	109.97	1,009.73
1943 Yard Lights/Silo Parts	308.87	2,979.08
1945 Cable	10,415.67	93,880.83
1947 Electric	1,708.28	13,368.47
1948 Water, Sewer, Trash	4,415.00	39,966.31
Total 4 UTILITIES	16,957.79	151,204.42
5 CAPITAL RESERVES	6,104.83	54,943.47
Total Expense	48,239.26	448,760.93
Net Income	**4,096.70**	**27,063.14**

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss Budget vs. Actual
September 2025

	Sep 25	Budget	$ Over Budget	% of Budget
Income				
Interest Income	335.96			
Maintenance Fee - Income	45,645.17	45,645.17	0.00	100.0%
Maintenance Fee - Reserves	6,104.83	6,104.83	0.00	100.0%
Other Income	0.00	100.00	-100.00	0.0%
Screening Fees Income	250.00	83.33	166.67	300.0%
Transfer from Oper Budget Exces	0.00	2,017.58	-2,017.58	0.0%
Total Income	52,335.96	53,950.91	-1,614.95	97.0%
Gross Profit	52,335.96	53,950.91	-1,614.95	97.0%
Expense				
1 OPERATING EXPENSES				
1851 Accounting	500.00	520.83	-20.83	96.0%
1852 Review/Audit CPA	0.00	520.83	-520.83	0.0%
1854 Bad Debts	0.00	0.00	0.00	0.0%
1860 Bank Charges - Operating	182.00	166.67	15.33	109.2%
1890 Contingency	0.00	166.67	-166.67	0.0%
1904 Insurance Expense	0.00	2,942.92	-2,942.92	0.0%
1910 Tax-Income	0.00	20.83	-20.83	0.0%
1911 Tax-Bureau of Condos	0.00	16.67	-16.67	0.0%
1913 Legal, Professional Fees	0.00	250.00	-250.00	0.0%
1918 Office Expense	170.00	375.00	-205.00	45.3%
1919 Clubhouse Janitorial Svc	800.00	1,083.33	-283.33	73.8%
1936 Clubhouse & Shuffleboard	236.24	500.00	-263.76	47.2%
1942 Social Events	0.00	62.50	-62.50	0.0%
1950 Screening Fees Expense	120.00	83.33	36.67	144.0%
1951 Named/Extreme Storm Expens	0.00	583.33	-583.33	0.0%
Total 1 OPERATING EXPENSES	2,008.24	7,292.91	-5,284.67	27.5%
2 BUILDING MAINTENANCE				
1920 Driveways	0.00	58.33	-58.33	0.0%
1930 Building Maintenance	0.00	1,416.67	-1,416.67	0.0%
Total 2 BUILDING MAINTENANCE	0.00	1,475.00	-1,475.00	0.0%
3 GROUNDS				
1923 Lawn Insecticide Perimeter	1,310.43	1,250.00	60.43	104.8%
1927 Legendary Lawn	1,971.91	1,666.67	305.24	118.3%
1932 Pool Heat/Supplies/Jeff	494.06	416.67	77.39	118.6%
1934 Grounds Maint Contract	17,672.00	17,672.00	0.00	100.0%
1935 Grounds Maint Materials	1,530.00	1,000.00	530.00	153.0%
1937 Lake Maintenance	190.00	250.00	-60.00	76.0%
Total 3 GROUNDS	23,168.40	22,255.34	913.06	104.1%

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss Budget vs. Actual
September 2025

	Sep 25	Budget	$ Over Budget	% of Budget
4 UTILITIES				
1941 Telephone	109.97	108.33	1.64	101.5%
1943 Yard Lights/Silo Parts	308.87	375.00	-66.13	82.4%
1945 Cable	10,415.67	10,431.17	-15.50	99.9%
1947 Electric	1,708.28	1,458.33	249.95	117.1%
1948 Water, Sewer, Trash	4,415.00	4,450.00	-35.00	99.2%
Total 4 UTILITIES	16,957.79	16,822.83	134.96	100.8%
5 CAPITAL RESERVES	6,104.83	6,104.83	0.00	100.0%
Total Expense	48,239.26	53,950.91	-5,711.65	89.4%
Net Income	**4,096.70**	**0.00**	**4,096.70**	**100.0%**

CAMBRIDGE VILLAGE ASSOCIATION INC.
Profit & Loss Budget vs. Actual
January through September 2025

	Jan - Sep 25	Budget	$ Over Budget	% of Budget	
Income					
Interest Income	3,114.07				
Late Fee Income	405.00				
Maintenance Fee - Income	410,806.53	410,806.53	0.00	100.0%	
Maintenance Fee - Reserves	54,943.47	54,943.47	0.00	100.0%	
Other Income	4,305.00	900.00	3,405.00	478.3%	
Screening Fees Income	2,250.00	749.97	1,500.03	300.0%	
Transfer from Oper Budget Exces	0.00	18,158.22	-18,158.22	0.0%	
Total Income	475,824.07	485,558.19	-9,734.12	98.0%	
Gross Profit	475,824.07	485,558.19	-9,734.12	98.0%	
Expense					
1 OPERATING EXPENSES					
1851 Accounting	4,750.00	4,687.47	62.53	101.3%	
1852 Review/Audit CPA	6,250.00	4,687.47	1,562.53	133.3%	
1854 Bad Debts	0.00	0.00	0.00	0.0%	
1860 Bank Charges - Operating	1,546.00	1,500.03	45.97	103.1%	
1890 Contingency	340.00	1,500.03	-1,160.03	22.7%	
1904 Insurance Expense	13,296.43	26,486.28	-13,189.85	50.2%	
1910 Tax-Income	0.00	187.47	-187.47	0.0%	
1911 Tax-Bureau of Condos	981.25	150.03	831.22	654.0%	
1913 Legal, Professional Fees	660.00	2,250.00	-1,590.00	29.3%	
1918 Office Expense	2,366.71	3,375.00	-1,008.29	70.1%	
1919 Clubhouse Janitorial Svc	1,450.00	9,749.97	-8,299.97	14.9%	
1936 Clubhouse & Shuffleboard	1,041.87	4,500.00	-3,458.13	23.2%	
1942 Social Events	346.01	562.50	-216.49	61.5%	
1950 Screening Fees Expense	510.00	749.97	-239.97	68.0%	
1951 Named/Extreme Storm Expens	0.00	5,249.97	-5,249.97	0.0%	
Total 1 OPERATING EXPENSES	33,538.27	65,636.19	-32,097.92		51.1%
2 BUILDING MAINTENANCE					
1920 Driveways	0.00	524.97	-524.97	0.0%	
1930 Building Maintenance	1,046.12	12,750.03	-11,703.91	8.2%	
Total 2 BUILDING MAINTENANCE	1,046.12	13,275.00	-12,228.88		7.9%
3 GROUNDS					
1923 Lawn Insecticide Perimeter	11,572.33	11,250.00	322.33	102.9%	
1927 Legendary Lawn	17,412.33	15,000.03	2,412.30	116.1%	
1932 Pool Heat/Supplies/Jeff	7,887.44	3,750.03	4,137.41	210.3%	
1934 Grounds Maint Contract	159,048.00	159,048.00	0.00	100.0%	
1935 Grounds Maint Materials	10,398.55	9,000.00	1,398.55	115.5%	
1937 Lake Maintenance	1,710.00	2,250.00	-540.00	76.0%	
Total 3 GROUNDS	208,028.65	200,298.06	7,730.59		103.9%